162.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	780,400	/	780,400
USE VALUE:	780,400	/	780,400
ASSESSED:	780,400	/	780,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPEROS ANTHONY T & DESPINA
Owner 2:	
Owner 3:	
Street 1:	194 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2044 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7290.000	352,200	3,500	424,700	780,400
Total Card	0.167	352,200	3,500	424,700	780,400
Total Parcel	0.167	352,200	3,500	424,700	780,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.88 | /Parcel: 381.88

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107896
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!12635!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	352,200	3500	7,290.	424,700	780,400		Year end	12/23/2021
2021	101	FV	341,200	3500	7,290.	424,700	769,400		Year End Roll	12/10/2020
2020	101	FV	341,100	3500	7,290.	424,700	769,300	769,300	Year End Roll	12/18/2019
2019	101	FV	268,200	3500	7,290.	424,700	696,400	696,400	Year End Roll	1/3/2019
2018	101	FV	268,200	3500	7,290.	376,200	647,900	647,900	Year End Roll	12/20/2017
2017	101	FV	268,200	3500	7,290.	315,500	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	268,200	3500	7,290.	315,500	587,200	587,200	Year End	1/4/2016
2015	101	FV	261,500	3500	7,290.	273,000	538,000	538,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:17:59

LAST REV

Date	Time
06/25/18	14:58:44

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13497-742		7/1/1978		52,000	No	No		Y

USER DEFINED

Prior Id # 1:	107896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2004	111	Addition	42,755			G6	GR FY06	12X18 FAMRM/8X8 EN
5/12/2000	337	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Measured	372	PATRIOT
2/14/2005	Fieldrev-Chg	BR	B Rossignol
2/10/2005	Permit Visit	BR	B Rossignol
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7290		Sq. Ft.	Site		0	70.	0.83	8			Med. Tr	-5					424,735						424,700	

Total AC/HA:	0.16736	Total SF/SM:	7290	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,735	Spl Credit		Total:	424,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	PEACH
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16379917
Const Adj.:	1.01484895
Adj $ / SQ:	153.540
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478490
Depreciation:	126321
Depreciated Total:	352169

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

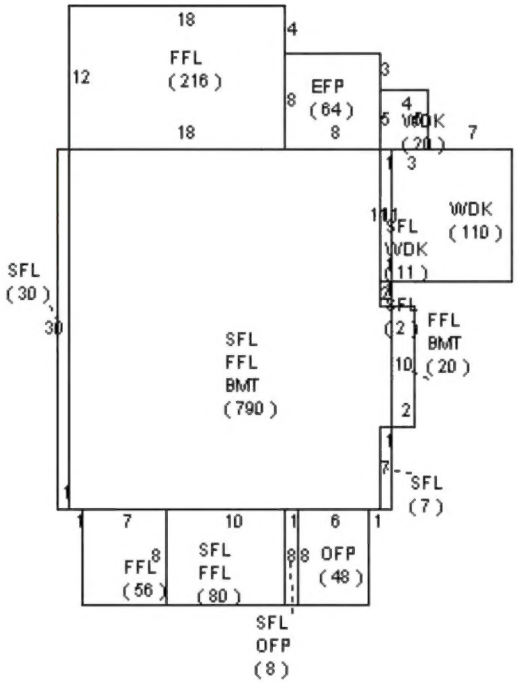
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.89
Special Features:	0	Val/Su Net:	113.07
Final Total:	352200	Val/Su SzAd	172.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,162	153.540	178,414
SFL	Second Floor	882	153.540	135,361
BMT	Basement	810	46.060	37,310
WDK	Deck	141	13.290	1,873
EFP	Enclos Porch	64	70.800	4,531
OFP	Open Porch	56	44.650	2,501

Net Sketched Area:	3,115			Total:	359,990
Size Ad	2043.6	Gross Area	3161	FinArea	2044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1916	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500